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Town of Los Gatos – Community Development  
Civic Center  
101 E. Main Street  
Los Gatos, CA 95030



Attn: Sean Mullins – Asst. Planner/Project Coordinator  
Re: 445 Los Gatos Blvd.: Architecture and Site Application S-21-016  
APN: 529-20-006

### Justification for Accessory Lot Coverage Increase

The original (and temporarily “current”) lot size for this parcel is 50’ by 200’, or 10,000 sq. ft.. Prior to the demand by Los Gatos Engineering and Public Works for dedication of 550 sq. ft. of Front Yard space, 5,270 sq. ft. was available to determine accessory lot coverage. The requisite 15% limitation would have allowed for an up to 790.5 sq. ft. detached Garage. Our initial proposal for an 800 sq. ft., 3-car garage was slightly over that limit. It has since been down-sized to 750 sq. ft. (25’x30’), which is well under the Pre-Dedication limit, but slightly over the Post-Dedication allowance of 734.4 sq. ft. Additionally, the proposed detached Garage both in its size and location is compatible to the residential neighborhood to the east and south, while having no significant impact on the commercial properties to the north and west. The neighbor at 441 Los Gatos Blvd., is a similarly sized structure. We think this proposal is suitable for a request for an increase of 15.6 sq.ft.. to our Post-Dedication Accessory Structure Lot Coverage.

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- Architect. AIA -

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